

ABACUS BELSIZE PRIMARY SCHOOL

Temporary use of Jubilee Waterside Centre

DESIGN AND ACCESS STATEMENT



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1 INTRODUCTION

1.1 Purpose of this document

This document is to be read in relation to current planning application for continued temporary use of the existing building at 105 Camley Street by Abacus Belsize Primary School.

It should be read in conjunction with the Planning Statement (JLL) and the Travel Statement (PMA) and the following drawings:

- 275_P_LOC Location plan
- 275_P_500A Area plan
- 275_P_200B Site plan- vehicle turning area
- 275_L01-G Ground and first floor plans
- 275_L02-G Lower and Canal Level plans
- 275_P06-B North and South elevations
- 275_P10-B East, west and site sections
- 275_P11-B South elevation (1 of 2)
- 275_P12-B South elevation (2 of 2)
- 275_P13-B North elevation (1 of 2)
- 275_P14-B North elevation (2 of 2)
- 275_P15-B Section D

2 EXISTING BUILDING

2.1 The site

The Jubilee Waterside Centre is located on the north side of Regents Canal between Camley Street and St Pancras Way. It is accessed via Crofters Way and Reapers Close, short cul-de-sacs off Camley Street. The site is secure, and is enclosed by fencing. There is some overlooking of the site from the adjacent housing.

The Jubilee Waterside Centre comprises two nineteenth century brick structures that have been linked together, and extended at the eastern end. The result is a linear building, arranged over three levels, with the main entrance at the west end. Circulation is by a central corridor, and there are two staircases. The main entrance to the building is at raised ground floor level, with two floors at lower levels; there is a secondary entrance at the middle floor.

2.2 Use of the building by Frank Barnes School for Deaf Children

In 2010 the existing building was converted for the temporary use by Frank Barnes School for Deaf Children, which occupied the building from 2010-2015. This required a number of alterations to make the site and the building suitable for use as a school, to address issues including safety, security, privacy, solar shading and acoustics, and to provide the classrooms, external play areas and staff facilities required.



Year 2 Classroom at ground level

3 USE BY ABACUS BELSIZE PRIMARY SCHOOL

Abacus Belsize Primary School is a local state-funded, single-form entry primary school. It was established in 2013 by parents living in the Belsize Park area of north London in order to address a lack of choice in primary school education in the vicinity.

For two years the school used temporary accommodation in the Old Hampstead Town Hall, 213 Haverstock Hill, NW3. The School was rated *Outstanding* by OFSTED in June 2015.

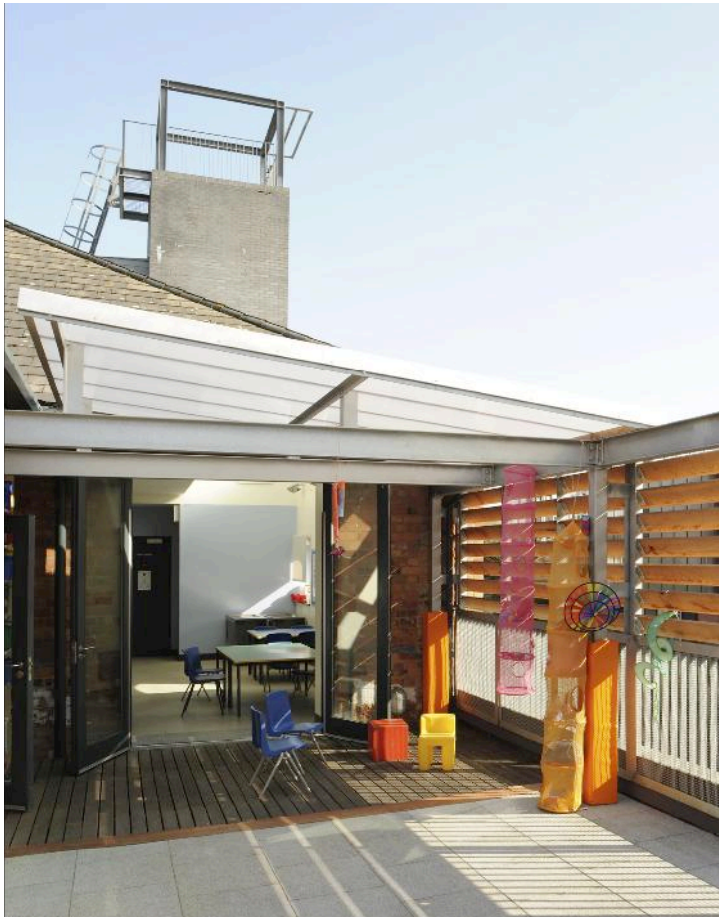
Abacus Belsize Primary School have occupied the Jubilee Waterside Centre since September 2015, obtaining extensions to the temporary planning permission for educational use as required. Current permissions allow for 210 children and 24 members of staff to be accommodated at Jubilee Waterside Centre.

Whilst in temporary accommodation at Jubilee Waterside, Abacus Belsize Primary School has been developing plans for permanent premises elsewhere, in a location close to Belsize Park. During this period two planning applications have been submitted to LB Camden for the change of use of the old Hampstead Police station in Rosslyn Hill.

4 PHOTOS



Entrance



External play area overlooking the canal, with louvres for privacy and shading



Year 4 classroom



Year 1 classroom



Main hall overlooking the canal



Solar shading to the main hall



Main staircase



5 PROPOSED CONTINUED
USE BY ABACUS BELSIZE

As the process of securing their permanent home is still ongoing, Abacus Belsize Primary School has continued need of temporary accommodation. This is likely to remain the case for up to four years. It is therefore proposed under the current planning application to extend the existing temporary use of the Jubilee Waterside Centre for educational use.

6 ACCESS TO THE BUILDING

As Abacus's temporary accommodation is remote from their catchment area, pupils attending the school travel to Jubilee Waterside by bus (refer to the Transport Statement for details). This follows the arrangements made previously for Frank Barnes School for Deaf Children.

The building itself has been designed to accessible for people with disabilities. Although there are multiple changes in level on the site, there is lift access to all levels and ramps internally provide links between all spaces.

A platform lift at the main entrance is covered by a canopy, located immediately adjacent to the disabled parking bay. Handrails to all staircases used by children have a lower rail. Visual impairment has been considered, with colour used to provide contrast and help with wayfinding. The building has been extensively upgraded to provide a good level of acoustic absorbency, to avoid noise disturbance.

